



1st Floor Flat

Parklands Road, Wolverhampton

OFFERS IN THE REGION OF **£100,000.00**


Concentric[®]
SALES | LETTINGS | INVESTMENTS



AT A GLANCE



|



|



|

- CUL-DE-SAC LOCATION
- EXCELLENT CONDITION
- SPACIOUS 1ST FLOOR FLAT
- DRIVEWAY PARKING
- QUIET RESIDENTIAL AREA

MATERIAL INFO

- Leasehold (174 years remaining)
- Ground rent £10 per annum
- Service charge £320.72 per annum
- EPC - C
- Council Tax - B
- Gas Central Heating



DESCRIPTION

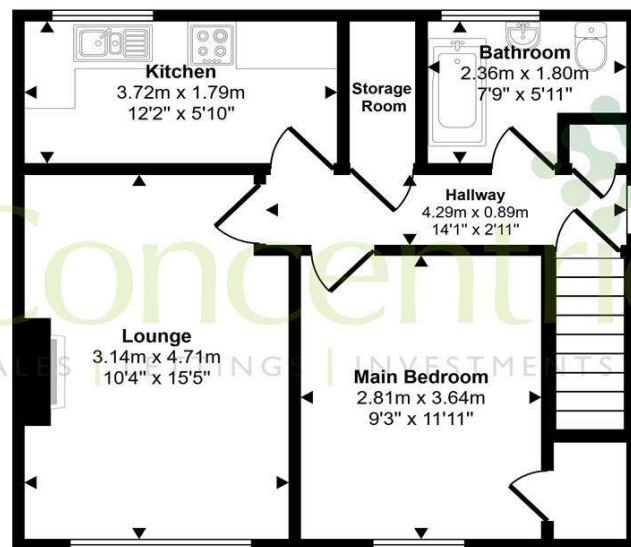
MUST BE SEEN! | SPACIOUS FIRST FLOOR FLAT | PARKING | CUL-DE-SAC LOCATION | EXCELLENT CONDITION | A well presented one bedroom, first floor flat in a quiet cul-de-sac and convenient for amenities, park, shops and transport links.

Accommodation comprises; own front door into hallway, generously sized lounge, modern fitted kitchen, bathroom and a good double bedroom. Additional benefits include gas central heating and parking for 2 cars.



FLOOR PLAN

Approx Gross Internal Area
47 sq m / 511 sq ft



Floorplan

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information about this property, or to book a viewing – please contact the us today and speak with one of our team of experts!

www.concentricproperty.co.uk

Concentric
SALES | LETTINGS | INVESTMENTS



01902 421405
concentricproperty.co.uk

Concentric (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Concentric cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Concentric (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Concentric (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Concentric (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor; (V) Photographs will only show certain parts of the property and no assumptions should be made in respect of those parts of the property that have not been photographed, items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photographs. Photographs may have been taken using a wide-angle lens. Council Tax banding may be altered when a property sells following alterations, the banding shown within these details have been checked online upon commencement of marketing.